



Petition Number: 1010-PUD-11

Subject Site Address: Southeast Corner of 161st Street & Oak Ridge Road

Petitioner: Pulte Homes of Indiana

Representative: Steve Hardin, Baker & Daniels LLC

Request: Amendments to the development standards of the Viking Meadows PUD

Current Zoning: Viking Meadows PUD

Current Land Use: Residential/Vacant

Approximate Acreage: 220.67 acres

Zoning History: 0311-PUD-07 – Original Viking Meadows PUD (Ord. 04-22); *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. TAC Letters
4. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the September 13, 2010 City Council meeting and appeared before the Technical Advisory Committee on September 21, 2010. It received a public hearing at the October 4, 2010 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the November 15, 2010 APC meeting.



Project Overview

Project Location

The Viking Meadows PUD is bound by 161st Street to the north, Oak Ridge Road to the west, Village Farms Subdivision to the south and the Farr Hills and Buena Vista subdivisions to the east (the “Property”).

Parcels A & B – Development Standards

Many of the existing development standards in the Viking Meadows PUD Ordinance would remain unchanged. The proposed changes modify the minimum lot widths, minimum lot sizes, minimum side yard setbacks, and minimum home sizes in Parcels A and B. The revised proposal establishes new buffering requirements for areas within Parcel A, specifically to areas of the Meadowlands Section One.

Parcels A & B – Architectural Standards

The submitted proposal establishes new architectural standards for Parcels A and B, as well as modifies some of the existing standards. The proposed changes include a modification to the roof overhang requirement, a modification to the number of corner breaks for the rear elevation, and a modification to the types of windows allowed. The revised proposal includes masonry requirements on the front façade of homes and requires that at least seventy (70) percent of all homes have some masonry on the front façade. Illustrative examples of various style elements of the historical architecture that may be utilized in this project are also included in the proposal. It also establishes a façade variety provision, requiring that adjacent and nearby homes have different elevations and color schemes. While there is some increasing and decreasing of certain standards, the addition of new standards helps solidify the PUD’s architectural requirements and offers more certainty to the project.

The original submittal, which was heard at the October 4, 2010 APC meeting, included fiber cement siding (i.e., Hardiplank) as an acceptable masonry material. The revised proposal has removed that provision and allows the product as an acceptable siding material.

Parcel A – Number of Dwelling Units

The proposal modifies the distribution of dwelling units in Parcels A. The existing Viking Meadows PUD allows a total of 326 residential lots in Parcel A (number of 75-foot lots = 138; number of 85-foot lots = 188). As submitted, the proposal does not change the overall total number of lots in Parcel A, but rather changes the distribution of lots (number of 65-foot lots (the Bluegrass area) = 178; number of 80-foot (the Meadowlands area) lots = 148).



Parcels E & F

The proposal modifies the maximum building height, the minimum setback requirements, the allowable density, and it establishes minimum unit sizes for apartments in Parcels E and F. The revised proposal establishes new design standards for multi-family development, including: architectural standards, landscaping standards, parking standards, and trailhead development standards. The proposal does not modify any existing standards for local business development, which is also permitted on Parcels E and F.

As submitted, the proposal increases in the total number of dwelling units on Parcels E and F. Parcel E is proposed to increase from 82 units to 147 units. Parcel F is proposed to increase from 51 units to 92 units. The total number of units between the two is proposed to increase from 133 units to 239 units. An advantage to having a larger apartment community would be the addition of a full-time staff person (or people) being on the property. The current maximum number of units could not sustain a full time person to help maintain the property, while the proposed number of units could sustain that position. However, some neighbors have voiced concerns regarding additional noise, traffic, and other impacts that adding more units to these parcels could bring to the area.

Amenities

The proposal outlines a completion schedule for the clubhouse amenities area. The schedule is divided into three phases. Each amenity phase is tied to either a specific completion date or a specific number of permits issued, whichever occurs first.

Public Policy

Westfield Comprehensive Plan

The Future Land Use Concept Map in the C Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Existing Suburban Residential. Single-family and multi-family residential uses are appropriate in the Suburban Residential area. The petitioner's proposed use of the property is consistent with the existing approved uses. The proposal addresses the Comprehensive Plan's themes of buffers and transitions and residential design by maintaining existing and by providing new buffer yard and architectural standards.



Westfield Thoroughfare Plan

The Westfield Thoroughfare Plan classifies the adjacent segments of 161st Street, 156th Street and Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

Park & Recreation Master Plan

The Park & Recreation Master Plan (the “Parks Plan”) does not make specific recommendations for the Property. The Monon Trail traverses the Property, and the abutting segment of the Monon Trail has been installed and is currently being used.

Water & Sewer System

The Property is currently on the City’s water and sewer systems. The impact on public infrastructure was planned with the original approval in 2004.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

Portions of the Property are located within Zone 1 and Zone 2 of a wellhead protection area. This should not impact the zoning of property (such as a PUD amendment). However, the Wellhead Protection Ordinance (Ord. 05-31) may come into effect at the development plan stage, depending on the details of the development.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the C Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Existing Suburban Residential. Single-family and multi-family residential uses are appropriate in the Suburban Residential area. The petitioner’s proposed use of the property is consistent with the existing approved uses. The proposal addresses the



Comprehensive Plan's themes of buffers and transitions and residential design by maintaining existing and by providing new buffer yard and architectural standards.

2. Current conditions and the character of current structures and uses.

Currently, there are some residential homes, a number of vacant, platted lots, and some areas that have not yet been platted for development. The occupied residential homes are newly-constructed custom or semi-custom homes. The Monon Trail is paved throughout the Viking Meadows development and is a highly-utilized recreational facility.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed amendments to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood. The proposed use of the property is the same as the existing approved uses.

4. The conservation of property values throughout the jurisdiction.

This is a difficult issue to resolve because it likely will depend on who you ask and the facts involved in their situation. Some aspects of the proposal may be perceived to help values, while other aspects may be perceived to hurt values. And the impact on the jurisdiction as a whole will likely be different than that of the immediate home-owners. The APC should rely on information from the petitioner and the public to help make this determination.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.



Staff Recommendation

- This project is eligible for a vote at the November 15, 2010 APC meeting.
- The petitioner has been working with neighbors since the public hearing and will be prepared to discuss the changes at the November 15, 2010 APC meeting.
- While it is not a statutory requirement, because there have been a number of changes to the proposal since the public hearing, staff would encourage the APC to hear public comments at the November 15, 2010 APC meeting.